



The City of Morgantown

389 SPRUCE STREET
MORGANTOWN, WEST VIRGINIA 26505
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April 24, 2012

**RE: CASE Nos. CU12-09, V12-07, V12-08, V12-09, V12-10 / Friend Rentals, LLC / 146 Third Street;
Tax Map 20, Parcels 47 and 48**

Dear Property Owner:

The City's Planning and Zoning Code requires notification of property owners within two-hundred (200) feet of a site where certain land development and/or land use decisions are required by the Planning Commission or Board of Zoning Appeals (BZA).

Friend Rentals LLC has submitted a **Conditional Use** petition and **four Variance** petitions for a proposed development at the above referenced property. A map is enclosed illustrating the location of the subject site. The following hearings have been scheduled to consider said petitions.

**Board of Zoning Appeals Hearing:
Wednesday, May 16th at 6:30 PM
City Council Chambers, City Hall, 389 Spruce Street**

Project Description:

The petitioner seeks to develop a five-unit multi-family dwelling structure (total of fifteen bedrooms) at the subject site.

The proposed building design requires 1) a **conditional "Off-site parking" use approval**, 2) **variance** relief from Article 1339.04 as it relates to side yard setbacks, 3) **variance relief** from the Sunnyside Overlay District design standards relating to **cementitious siding**, trim, vinyl shutters, cast-in-pattern brick mold relief foundation walls, 4) **recessed windows**, window transparency, and 5) **dedicated non-residential space** on the ground floor all of which must be approved by the Board of Zoning Appeals.

Should you have any questions concerning these petitions or require special accommodations to attend the hearing noted above, please call the Planning Division at 304-284-7431 or email to hdingman@cityofmorgantown.org. Written comments may be submitted to this email address or by mail to the Planning Division address above.

The agenda for this hearing and related staff reports will be posted on the City's website, www.morgantown.com, approximately one week before the hearing.

Respectfully,

Heather Whitmore Dingman, AICP
Principal Planner

Enclosure: Site map

